135.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,100 / 865,100
					USE VALUE:	865,100 / 865,100
					ASSESSED:	865,100 / 865,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
120		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRANCHELLI FELIX E--ETAL	
Owner 2:	GRANCHELLI THERESA D	
Owner 3:		
Street 1:	120 SPRING ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,281 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11281.000	318,500	500	546,100	865,100
Total Card	0.259	318,500	500	546,100	865,100
Total Parcel	0.259	318,500	500	546,100	865,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.04 | /Parcel: 323.0

Legal Description

User Acct 87113

GIS Ref

GIS Ref

Insp Date 10/07/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 135.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,500	500	11,281.	546,100	865,100	865,100	Year End Roll	12/18/2019
2019	101	FV	249,100	500	11,281.	511,900	761,500	761,500	Year End Roll	1/3/2019
2018	101	FV	249,100	500	11,281.	423,200	672,800	672,800	Year End Roll	12/20/2017
2017	101	FV	248,700	0	11,281.	389,100	637,800	637,800	Year End Roll	1/3/2017
2016	101	FV	248,700	0	11,281.	354,900	603,600	603,600	Year End	1/4/2016
2015	101	FV	247,500	0	11,281.	348,100	595,600	595,600	Year End Roll	12/11/2014
2014	101	FV	247,500	0	11,281.	323,500	571,000	571,000	Year End Roll	12/16/2013
2013	101	FV	247,500	0	11,281.	307,800	555,300	555,300		12/13/2012

!10532!

PRINT

Date	Time
12/11/20	00:49:39

LAST REV

Date	Time
04/07/20	14:14:28
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10532

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8366-105		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	87113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2005	455	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	Inspected	BS	Barbara S
9/30/2017	MEAS&NOTICE	HS	Hanne S
2/5/2009	Measured	372	PATRIOT
10/26/2000	Hearing Chag	201	PATRIOT
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11281		Sq. Ft.	Site		0	80.	0.61	9			Med. Tr	-10					546,072						546,100	

Total AC/HA: 0.25898 | Total SF/SM: 11281 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 546,072 | Spl Credit | Total: 546,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.20496821
Const Adj.:	0.99989998
Adj $ / SQ:	114.461
Other Features:	92439
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391319
Depreciation:	72785
Depreciated Total:	318533

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

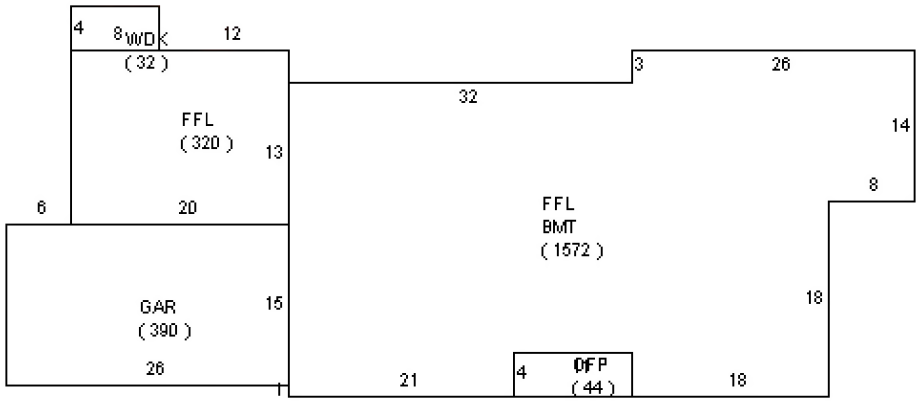
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	114.46
Special Features:	0	Val/Su Net:	81.04
Final Total:	318500	Val/Su SzAd	168.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,892	114.460	216,559
BMT	Basement	1,572	45.500	71,523
GAR	Garage	390	21.410	8,349
OFP	Open Porch	44	44.000	1,936
WDK	Deck	32	16.000	512

Net Sketched Area:	3,930			Total:	298,879
Size Ad	1892	Gross Are	3930	FinArea	2678

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 135.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	7X16	F	FR	2000	5.04	T	19	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500